

**AWS**

CHARTERED SURVEYORS &  
PROPERTY CONSULTANTS

## **PRELIMINARY DETAILS**



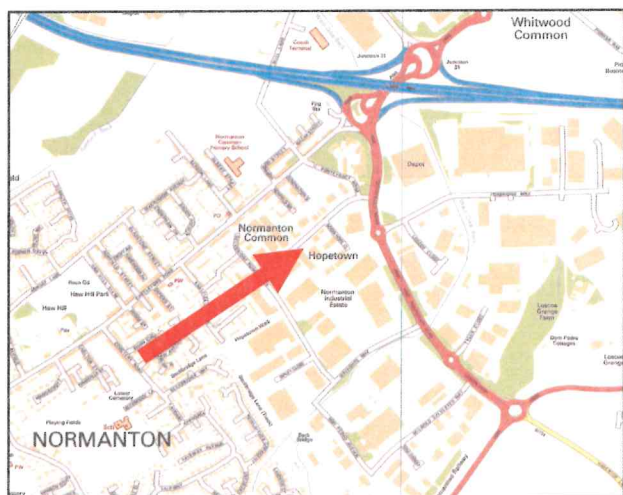
## **TO LET (MAY SELL)**

**UNITS 1 & 2 RIPLEY DRIVE,  
NORMANTON, WF6 1QT  
25,514 SQ FT**

## **LOCATION**

The property is located on Ripley Drive, Normanton, adjacent to junction 31 of the M62 at the heart of the West Yorkshire conurbation.

The property has direct access to the motorway network and the whole of West Yorkshire in particular the Cities of Leeds and Wakefield.



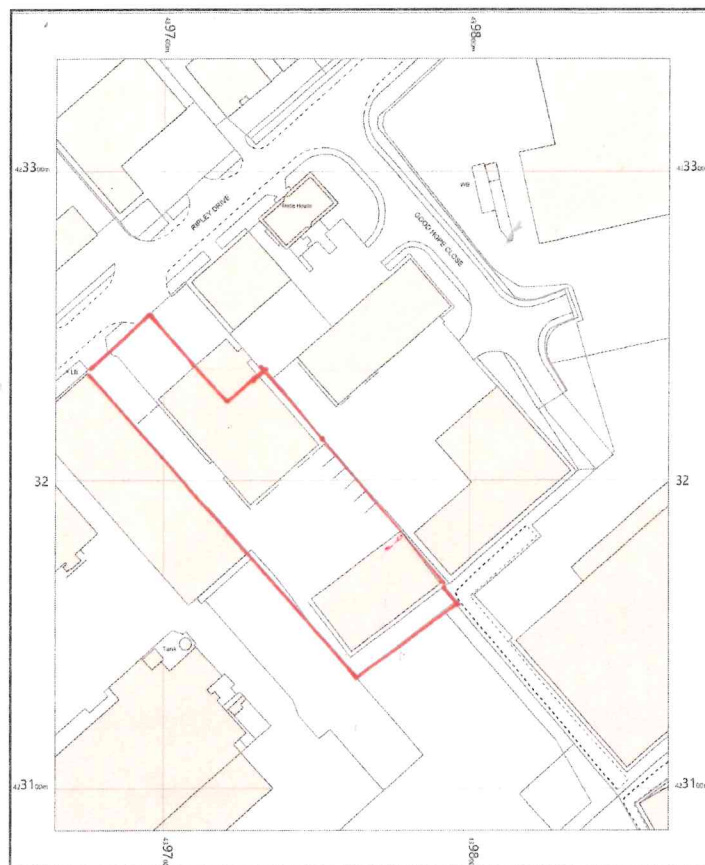
## **DESCRIPTION**

Comprising two units standing within a secure compound, both of steel frame construction with brick and metal clad elevations, the property provides excellent office, workshop and storage facilities that can be adapted to suit the occupiers use...

The unit fronting Ripley incorporates high quality office and reception area with associated amenities with an office extension into the warehouse area at both ground and first floor.

The unit to the rear of the development provides a self contained high quality unit with access through to full height loading doors. The property has its own amenities.

The unit to the front of the site has a clear working height of 6.4m whilst the workshop unit to the rear of the site has a clear working height of 8.4m.



Externally, there is excellent parking in a secure compound to the front of the building with a fully secured, monitored, yard area to the rear.

## **PLANNING**

We understand the property has planning consent for B1, B2 and B8 use.

## **RATEABLE VALUE**

We understand the rateable value of the whole property is £125,150 and the property is assessed as a number of separate assessments.





### **BUILDING 1**



### **BUILDING 2**



### **ENERGY PERFORMANCE CERTIFICATE**

An EPC is available upon request.

### **TERMS**

The property is offered to let for a period of 10 years on a full repairing and insuring basis with a rent review in the 5<sup>th</sup> year.

### **RENT**

Upon application.

### **ACCOMMODATION**

(all areas are gross internal)

	<b>SQ FT</b>	<b>SQ M</b>
<b>Unit 1</b>		
Ground floor office and reception area	1,757	163.23
First floor office and reception area	1,757	163.23
Workshop area (including office extension)	9,770	907.66
First floor office extension	3,830	355.81
<b>TOTAL</b>	<b>17,114</b>	<b>1,590.13</b>
<b>Unit 2</b>		
Ground floor workshop	8,400	780.4
<b>COMBINED TOTAL</b>	<b>25,514</b>	<b>2,370.53</b>

Our Clients are prepared to adapt the property to suit end user requirements if the office accommodation is more than required.

### **VIEWING**

By contacting the sole agent Nick Arundel of AWS Ltd Tel: 0113 2351362.

**Subject to contract**